

CITY OF AUBURN DOWNTOWN DEVELOPMENT INCENTIVES

Incentive	Downtown Urban Center District	Central Business District (C-2)	Description	Sunset Date	Notes
Traffic Impact Fee Exemption	Yes	No	No traffic impact fee for development within a defined five block downtown catalyst area; remainder of DUC zone impact fee applies.	June 30, 2010	Exempts from the traffic impact fee program. Per ACC 19.04.070(A) (9), "All development activity within the 'downtown catalyst area' as defined in ACC 19.04.020(FF)."
Waiver of requirement/costs to upgrade storm drainage facilities	Yes	Yes	Development in the downtown core that does not increase impervious surfaces can make improvements without having to make any storm drainage improvements.	June 18, 2011	Net new impervious surfaces will be subject to current city storm drainage standards and regulations. See ACC 13.48.230(B) (3) & Ord. # 6015.
Generous building height allowances	Yes	Yes	DUC District: 75 feet maximum building height allowance (upper story setback required) Central Business District: Building height may increase if building is stepped back one foot for each foot of increased building height	No sunset provision	DUC District: See ACC 18.29.060 (F) Central Business District: See ACC 18.28.040
Sensible development standards	Yes	Yes	DUC District: No minimum lot area, width, depth Central Business District: Same as DUC District and no maximum lot coverage required	No sunset provision	DUC District: See ACC 18.29.060 (A-C) Central Business District: See ACC 18.28.040
Bonus Features Allowing Increased FAR	Yes	No	Examples include: <ul style="list-style-type: none"> • Restaurant bonus-100 sq. ft. of floor area for each linear foot of restaurant frontage • Development of open space bonus-5 sq. ft. of floor area for each sq. ft. of open space • Dedicated off-site parking provided within a parking structure may be used to provide FAR bonuses for a project on a separate site 	No sunset provision	See ACC 18.29.060
Multi-Family Property Tax Exemption	Yes	Yes	Provides limited 10 year exemption from ad valorem property taxation for qualified new multi-family housing constructed in the downtown core. Potential change in exemption boundary. Public hearing if boundary change.	Program review on-going.	ACC Section 3.94.050 (B) requires that the project consist of <u>at least 30</u> dwelling units of multi-family housing & \$200,000 or more of attributable construction cost investment in each unit. This ordinance is under review to make changes consistent with changes in state law.
Reduced off-street parking requirement in DUC District	Yes	—	<ul style="list-style-type: none"> • Retail and restaurant uses less than 3,000 nsf in area shall be exempt from parking requirements • Uses sharing a common parking facility may reduce the required number of stalls by 25 percent 	No sunset provision	See ACC 18.29.060 (H) (Parking standards shall apply within the DUC zone in lieu of any standard noted in ACC 18.52.020 or provision of ACC 18.52.030)
Reduced off-street parking requirement in Central Business District	—	Yes	<ul style="list-style-type: none"> • Additional parking is not required for a change of use in existing buildings • Whenever a new building replaces an existing building or there is an expansion of an existing building, the requirements of the off-street parking section shall apply only if there is an increase in floor area of 25 percent or more 	No sunset provision	See ACC 18.52.010(A)(1)(2) & 18.52.030(A)

DISCLAIMER: This information is not inclusive of all requirements required for project review and should be used as a development guideline. Refer to Auburn City Code for specific development requirements or contact Planning, Building & Community at (253) 931-3090.

Last revised: 6/15/2009